

Recommendation Report for Planning Permission**REF NO:** BN/23/15/PL**LOCATION:** 4 Lake Lane
Barnham**PROPOSAL:** Demolition of existing 2 storey detached house & construction of a pair of semi-detached replacement dwellings with flood preventative measures.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

Two three bed, two storey dwellings with no roof level accommodation. 2 car parking spaces per dwelling. The two storey elements as viewed from the front are 5.4m to the eaves and 8.7m to the ridge. To the rear the height will be greater due to the proposed level change from front to back (to offset the flood plain lost to increased built footprint). The banks to the stream will be strengthened with retaining walls to prevent.

SITE AREA

0.06 hectares

RESIDENTIAL DEVELOPMENT DENSITY

30 dwellings per hectare.

TOPOGRAPHY

Predominantly flat but slopes away to the northwest by between 0.5 and 1m.

TREES

None of significance affected.

BOUNDARY TREATMENT

Delapidated 1.6m close boarded fencing to front and sides. The garden on the north is protected by temporary Heras style fencing.

SITE CHARACTERISTICS

Detached bungalow white rendered with a tiled roof. A small stream, part of Barnham Rife, runs along the northwest boundary.

CHARACTER OF LOCALITY

Predominantly residential with fields to west and north. Mix of property styles and types.

RELEVANT SITE HISTORY

BN/39/13/	Demolition of existing 2 storey detached house & construction of 2 No. semi-detached dwellings with flood preventative measures.	Refused 08-05-2014	<i>Appealed</i> Appeal: Dismissed 10 11 2014
-----------	--	-----------------------	--

BN/52/14/PL	Demolition of existing 2 storey detached house & construction of a pair of semi-detached replacement dwellings with flood preventative measures.	Withdrawn 01-04-2015
-------------	--	-------------------------

Planning application BN/39/13 was refused by the Development Control Committee in March 2014 for the following reason:

"The proposed dwellings by reason of their modern contemporary design and use of untraditional materials is considered to result in a form of development which is alien and out of character with neighbouring properties harmful to the street scene and character of the area generally contrary to policy GEN7 of the Arun District Local Plan, paragraph 58 of the NPPF and policy D DM1 of the Emerging Local Plan."

An appeal was lodged and this was dismissed in November 2014. The following is a summary of the appeal decision:

"The Inspector considered that whilst there is a wide variety of designs and sizes of houses along Lake Lane, including variations in the roofscape, the proposal for 2 no. semi-detached properties in the design proposed would have an elongated appearance which would jar against the backdrop of the roofs on the southeast side of Lake Lane.

It was also considered that due to their height and bulk and position towards the rear of the houses, the chimneys at either end of the proposed dwellings would be highly prominent elements of the building. The angular form and boxes of the first floor would also project forward towards Lake Lane, closer to the street. This combination of factors would result in the buildings being more prominent than the existing dwelling which is set back within its plot and with a roof which slopes away from the road.

In addition, the Inspector considered that the parking and turning areas at the front of the proposed scheme with few opportunities for planting and landscaping and would serve to exacerbate the prominence of the dwellings in the street scene, resulting in a more urban appearance."

REPRESENTATIONS

Representations received:

Barnham Parish Council

"Barnham Parish Council have exchanged emails over this application as they don't have a formal meeting until September and would like to continue to object to this application. The plans represent an over-development of the site and whilst the new plans for dealing with the drainage issue seem to have addressed some of the problems previously highlighted it is felt that there will still be problems for the neighbouring properties. For your information I am attaching our previous objection to the application."

Their previous objection (to BN/52/14/PL) stated that: "The overall comment from the Parish Council is that whilst the new design is slightly improved it is still not in keeping with houses in the surrounding area and the flooding issues previously highlighted will still exist despite the proposals for mitigating those issues detailed in the Flood Risk Assessment." They also commented that the proposal does not comply with Neighbourhood Plan Policies ES1, ES4, ES5, ES6 & ES8. The response is set out in full on the Council website.

One letter from the owner of High Trees on Lake Lane: "The building of an additional house

on that site is likely to increase the risk of flooding when there is very heavy rain. In periods of wet weather the water table in the area is 15 - 30cm below the surface. With very heavy rainfall the drains stop carrying water away, rain runs-off through the gardens on higher ground to the south into the road and the sewers surcharge. Lake Lane acts as a storm drain carrying away the worst of this surface water. Some of the flood water flows into the garden of 4 Lake Lane and into the rife to the north. When the level of the ground is reduced by it will act as a moat with sewerage contaminated flood water. If there is a barrier to the water flowing over the garden to the rife more water will flow down Lake Lane."

Comments on Representations received:

Comments noted. These issues are dealt with in the Conclusions section.

CONSULTATIONS

Southern Water Planning
Environment Agency
Engineering Services Manager
Engineers (structural)
Engineers (Fluvial Flooding)

Consultations responses received:

Southern Water - no objection. Request an informative.

Environment Agency - No objection subject to a condition.

ADC Structural Engineers - no comments.

ADC Drainage Engineers - previously commented on BN/52/14/PL to state that: "Surface water drainage comments as for the previous application". Their comments in respect of BN/32/13 were that:

"The application area is within Flood Zone 3. The FRA suggests that the Sequential and Exception Tests may not have been carried out (it is stated that there is an assumption that they had been carried out). The Environment Agency should be consulted on this application with regards to flood risk. The application area borders a main river. The Environment Agency should be consulted on this application with regards to any required easements and future maintenance.

Engineers comments in respect to surface water drainage: The applicant states that surface water will be discharged to soakaway and existing watercourse. Discharge to the watercourse should only be considered if infiltration methods cannot dispose of any surface water. If discharge to the watercourse is the only possible method of surface water disposal, it should be limited to a rate no greater than current greenfield runoff rates. The EA should also be consulted on any plans to discharge to the watercourse. Please apply standard conditions ENGD2A, ENGD4A and ENGD6A."

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designations applicable to site:

Within the Built up Area Boundary;
No Public Sewer; and

Drainage Area.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	<u>GEN2</u> <u>GEN7</u> <u>GEN9</u> <u>GEN11</u> <u>GEN12</u> <u>DEV17</u>	Built-up Area Boundary The Form of New Development Foul and Surface Water Drainage Inland Flooding Parking in New Development Affordable Housing
Publication Version of the Local Plan (October 2014):		C SP1 Countryside D DM1 Aspects of Form and Design Quality D DM3 External Space Standards D SP1 Design ECC SP2 Energy and climate change mitigation ENV DM5 Development and Biodiversity H SP2 Affordable Housing LAN DM1 Protection of Landscape Character SD SP1 Sustainable Development T SP1 Transport and Development W DM1 Water Supply and Quality W DM3 Sustainable Urban Drainage Systems WM DM1 Waste Management
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES1		Applications for new development must meet the local drainage requirements
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES11		Energy efficiency of new development
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES2		Water courses
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES4		Protection of open views
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES5		Quality of design
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES6		Contribution to local character
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES8		Buildings should be designed to reflect the three-dimensional qualities of traditional buildings
Barnham & Eastergate Neighbourhood Plan 2014 POLICY GA4		Parking and new development
Barnham & Eastergate Neighbourhood Plan 2014 POLICY H2		Windfall sites
Barnham & Eastergate Neighbourhood Plan 2014 POLICY H3		Housing mix
Barnham & Eastergate Neighbourhood Plan 2014 POLICY H4		Integration of new housing into surroundings

[Barnham & Eastergate Neighbourhood Plan 2014](#) Outdoor space
POLICY H5
[Barnham & Eastergate Neighbourhood Plan 2014](#) Attention to detail
POLICY H6
[Barnham & Eastergate Neighbourhood Plan 2014](#) Drainage for new housing
POLICY H7

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE

XXX6	Interim Affordable Housing Policy
------	-----------------------------------

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton;

Rustington; and Yapton.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

The planning history is an important material consideration in the determination of the application. Neither the refusal of BN/39/13 nor its subsequent appeal dismissal gave reasons that referred to flooding or surface water drainage. The Neighbourhood Plan was not in force at the time of the previous appeal decision.

CONCLUSIONS

PROPOSAL:

This application seeks permission for the demolition of the dwelling and erection of a pair of two storey semi-detached dwellings each with 3 bedrooms and 2 parking spaces.

PRINCIPLE:

The site lies within the built up area boundary where development is acceptable in principle subject to normal development control criteria being satisfactory such as residential amenity, visual amenity and flood prevention. Paragraph 49 of the National Planning Policy Framework (NPPF) states that: "Housing applications should be considered in the context of the presumption in favour of sustainable development".

DESIGN AND VISUAL AMENITY:

The previous scheme was highly contemporary in appearance. The applicants have amended the design and propose dwellings with a more traditional appearance featuring significantly less windows, narrower footprint, more traditionally sized window openings and with no timber elements to the front first floor elevations. The scheme increases the space at the front for landscaping and allows for hedge planting along the front to part screen the ground floor.

NPPF paragraph 58 states that design should respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. The scheme presented by BN/39/13 was too contemporary and alien in character. The scheme presented by BN/52/14 was an improvement but not considered to go far enough. This scheme blends innovation with character and is a scheme that can be supported.

The Parish Council object to the design the overdevelopment of the site. Overdevelopment was not raised previously as a refusal reason and the footprint has been reduced. The Barnham & Eastergate Neighbourhood Plan has since been adopted but it is not considered that the proposals are contrary to its policies on design.

FLOOD RISK:

NPPF paragraph 103 states local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where informed by a site specific flood risk assessment, the application demonstrates that

- * within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- * development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

A Flood Risk Assessment (FRA) has been submitted with the application and the Environment Agency are satisfied that the mitigation provided will ensure that there is no flood risk increase as a result of the development. There are no objections from the Council's Drainage Engineers or Southern Water. Flood Risk was not raised as a reason for refusal previously and the appeal did not consider flooding to be a significant issue.

The Barnham & Eastergate Neighbourhood Plan has since been adopted but it is not considered that the proposal is contrary to its policies on flood risk and surface water drainage.

HIGHWAY ISSUES:

The additional access onto Lake Lane is not considered to raise any significant highway issues from a safety perspective. Each dwelling has space for 2 cars to park off the road and turning space is also included to allow cars to enter and exit the site in a forward gear. A condition will be added to ensure that cycle parking spaces are provided.

INTERNAL & EXTERNAL SPACE STANDARDS:

It is also necessary to assess the proposal against internal space standards set out in the Government's new Technical Housing Standards (Nationally Described Space Standard). The requirement for a 2 storey, 3 bedroom, 6 person dwelling is 102m². Both dwellings have 144m² of space and therefore comply.

In respect of external standards, it is necessary to have regard to D DM3 of the Emerging Local Plan (publication version) which has been approved by the Council for development management purposes. The requirement for 3 bedroom semi-detached dwellings is a garden of 85m² with a depth of 10m. Both of the gardens exceed the area standard (106m² & 129m²). Neither meets the depth requirement but this can be waived due to the existing dwelling not complying and because of the garden width and lack of dwellings to the west which might otherwise be overlooked.

SUSTAINABLE DEVELOPMENT:

The dwellings are designed to give maximum solar gain by providing windows facing in a broad east/west direction. Most of the garden will remain in soft landscaping to aid the natural migration of ground water and permeable ground surfaces will mitigate surface water run-off. The use of rainwater harvesting will be explored to limit the amount of surplus water run-off.

RESIDENTIAL AMENITY:

The dwellings would not result in direct overlooking of neighbours nor would they overshadow neighbouring properties. It is not considered that the proposal would create any loss of residential amenity.

AFFORDABLE HOUSING CONTRIBUTION:

An Interim Affordable Housing Policy was approved by Full Council on 18th August 2010. The policy states that the Interim policy is in accordance with the National Planning Policy Framework and for development of 1-14 units an affordable housing provision of 15% off site provision will be sought district wide. In this case the applicant is required to enter into a Section 106 Agreement for the amount of £1,876 which relates to a net increase of 1 x 3 bedroom dwelling. The applicant has agreed to this but at the time of writing the papers have not been submitted.

SUMMARY:

It is considered the application is acceptable having regard to policies of the adopted and emerging local plans including the Barnham & Eastergate Neighbourhood Plan. The issues highlighted above are considered to have been resolved and conditions are recommended to provide further mitigation.

The application should be approved subject to conditions set out below and S.106 agreement covering the provision of off-site affordable housing (£1,876). If the S.106 agreement is not signed within 1 month of the date of the resolution to approve, then the application should be refused for the following reason:

"The proposed development makes no contribution towards affordable housing provision and is thereby contrary to the aims and objectives of Policy DEV17 of the Arun District Local Plan 2003 and the Council's Interim Affordable Housing Policy adopted on the 18th August 2010"

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest

and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

SECTION 106 DETAILS

This application will be approved subject to a Section 106 legal agreement relating to a contribution of £1,876 towards off-site affordable housing.

RECOMMENDATION

APPROVE CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Drawing 052-D-00 Location & Block Plan;
Drawing 052-D-01 Proposed Site Plan Rev 2;
Drawing 3103/01 Existing Survey;
Drawing 052-D-02 Rev 1 Proposed Ground Floor Plan;
Drawing 052-D-03 Rev 1 Proposed First Floor Plan;
Drawing 052-D-04 Proposed Roof Plan
Drawing 052-D-05 Rev 1 Proposed Elevations 01;
Drawing 052-D-06 Rev 1 Proposed Elevations 02;
Drawing 052-D-07 Proposed Streetscene Elevations;
Drawing 052-D-08 Exterior Perspective 01;
Drawing 052-D-09 Exterior Perspective 02; and
Drawing 3103/02 Measured Survey.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the

dwellingss have been submitted to and approved by the Local Planning Authority and the materials approved shall be used in the construction of the dwellings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The development permitted by this planning permission shall only be carried out in accordance with the Flood Risk Assessment (FRA) submitted and the following mitigation measures detailed within the FRA:

1. Provision of compensatory flood storage;
2. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven; and
3. Finished floor levels are set no lower than 5.21 m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to prevent flooding elsewhere, to ensure safe access/egress from/to the site and to reduce the risk of flooding to the proposed development and future occupants all in accordance with the National Planning Policy Framework.

- 5 Development shall not commence until details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 6 The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site.

Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 7 Development shall not be commenced until such time that arrangements for the future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site has been submitted to and approved in writing by the Local Planning Authority.

No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason: To ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion.

- 8 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwellings shall be constructed or buildings erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard external amenity area due to the limited available garden space and the impact on the potential risk of flooding in accordance with policy GEN7 and GEN9 of the Arun District Local Plan and policy D DM3 of the emerging local plan.

- 9 No windows (other than those shown on the plans hereby approved) shall be constructed in the northern or southern flank elevations of the dwellings hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjacent residential properties in accordance with policies GEN7 & DEV19 of the Arun District Local Plan.

- 10 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 11 Details for the secure storage of bicycles within the application site curtilage shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The secure cycle storage so approved shall be implemented in accordance with the approved details and retained in perpetuity unless otherwise agreed in writing with the local planning authority.

Reason: To ensure that adequate and satisfactory provision is made for the parking of bicycles in accordance with policies GEN7 and GEN12 of the Arun District Local Plan.

- 12 Before the dwellings hereby permitted are occupied, a refuse/recycling enclosure shall be provided as part of the development in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting and design thereof. The approved enclosure shall thereafter be maintained and retained.

Reason: To safeguard the appearance of the property and the amenities of the area in accordance with policies GEN7 of the Arun District Local Plan.

- 13 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 14 INFORMATIVE: Should any protected species or evidence of any protected species be found prior to or during the development, all works must stop immediately and an ecological consultant or Chichester District Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of this advice and provided with the contact details of a relevant ecological consultant.
- 15 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Southern House. Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119)or www.southernwater.co.uk
- 16 INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to a contribution of £1,876 to off-site affordable housing provision.